

**City of Stayton  
City Council Meeting Action Minutes  
August 1, 2016**

**LOCATION:** STAYTON COMMUNITY CENTER, 400 W. VIRGINIA STREET, STAYTON

**Time Start:** 7:00 P.M.

**Time End:** 8:04 P.M.

**COUNCIL MEETING ATTENDANCE LOG**

<b>COUNCIL</b>	<b>STAYTON STAFF</b>
Mayor Henry Porter	Alissa Angelo, Deputy City Recorder
Councilor Priscilla Glidewell	Keith Campbell, City Administrator
Councilor Ralph Lewis	Dan Fleishman, Director of Planning & Development
Councilor Jennifer Niegel	Rich Sebens, Police Chief
Councilor Brian Quigley	Andy Parks, Finance Consultant (excused)
Councilor Joe Usselman (excused)	Lance Ludwick, Public Works Director
	Janna Moser, Library Director
	David Rhoten, City Attorney (excused)

<b>AGENDA</b>	<b>ACTIONS</b>
<b>REGULAR MEETING</b>	
<b>Announcements</b>	
a. Additions to the Agenda	None.
b. Declaration of Ex Parte Contacts, Conflict of Interest, Bias, etc.	None.
<b>Presentations / Comments from the Public</b>	
a. Roger Roberts, Developer of Wildlife Meadows	Mr. Roberts spoke about concerns with the Development Agreement for Wildlife Meadows regarding the reimbursement for moving power poles. Chris Roberts, another Developer on the project, also echoed these concerns.  Mr. Campbell responded with information he received from the City's legal counsel. Mr. Ludwick also briefly responded.
<b>Consent Agenda</b>	
a. July 18, 2016 City Council Meeting Minutes	Motion from Councilor Niegel, seconded by Councilor Lewis, to approve the Consent Agenda. <b>Motion passed 4:0.</b>
<b>Public Hearing</b> <b>Zone Map Amendment, 1510 E. Santiam Street</b>	
a. Commencement of Public Hearing	Mayor Porter opened the hearing at 7:22 p.m.
b. Staff Introduction – Dan Fleishman	Mr. Fleishman provided a brief introduction.
c. Applicant Presentation	Norman Bickle spoke on behalf of the Richard and Diane Koenig Trust who are requesting a zone map amendment on property at 1510 E. Santiam Street.
d. Questions from Council	Brief discussion on what could be constructed if this is approved.
e. Staff Report – Dan Fleishman	Mr. Fleishman reviewed the staff report.
f. Questions from Council	Discussion of criteria in different situations and



<ul style="list-style-type: none"> <li>g. Proponents' Testimony</li> <li>h. Opponents' Testimony</li> <li>i. General Testimony</li> <li>j. Questions from the Public</li> <li>k. Questions from Council</li> <li>l. Applicant Summary</li> <li>m. Close of Hearing</li> <li>n. Council Deliberation</li> <li>o. Council Decision on Ordinance No. 997, Changing the Zoning of Property at 1510 E. Santiam</li> </ul> <p><b>Proposed Code Amendment Regarding Creation of New Mixed Use Zoning District</b></p> <ul style="list-style-type: none"> <li>a. Commencement of Public Hearing</li> <li>b. Staff Report – Dan Fleishman</li> <li>c. Questions from Council</li> <li>d. Proponents' Testimony</li> <li>e. Opponents' Testimony</li> <li>f. General Testimony</li> <li>g. Questions from Public</li> <li>h. Questions from Council</li> <li>i. Staff Summary</li> <li>j. Close of Hearing</li> <li>k. Council Deliberation</li> <li>l. Council Decision on Ordinance No. 998, Amending Stayton Municipal Code Title 17 to Establish a Commerce Park Zone</li> </ul>	<p>surrounding properties. None. Steve Frank (1550 E. Jefferson Street) spoke in opposition of the zone map amendment. None. None. Discussion of future requirements when the lot is developed and what could potentially be required of the developer. Mr. Bickle offered a brief summary, and responded to concerns raised by Council and Mr. Frank. Mayor Porter closed the hearing at 7:50 p.m. Nothing further. Motion from Councilor Niegel, seconded by Councilor Lewis, to approve the first consideration of Ordinance No. 997. <b>Motion passed 3:2 (Quigley, Glidewell opposed; Mayor Porter broke the tie).</b></p> <p>Mayor Porter opened the hearing at 7:53 p.m. Mr. Fleishman reviewed the staff report. Discussion of reason behind the change and allowable developments. Lee Moyer (4241 Alderbrook Ave, Salem) spoke in support of the creation of the new zone. None. None. None. None. Mr. Fleishman provided a brief summary. Mayor Porter closed the hearing at 8:16 p.m. None. Motion from Councilor Niegel, seconded by Councilor Quigley, to approve the first consideration of Ordinance No. 998. <b>Motion passed 4:0.</b></p>
<p><b>Unfinished Business</b> <b>Consideration of Adoption of a Property Maintenance Code</b></p> <ul style="list-style-type: none"> <li>a. Staff Report – Dan Fleishman</li> <li>b. Council Deliberation</li> <li>c. Council Decision</li> </ul>	<p>Mr. Fleishman provided a presentation on consideration of adopting a property maintenance code. Discussion of current avenues for tenants to complain and how this would enable the City to enforce many issues, which we cannot at this time. Staff was directed to prepare an Ordinance including the Residential Rental Property Standards with an annual fee.</p>
<p><b>New Business</b> <b>Wildlife Meadows Development Agreement</b></p> <ul style="list-style-type: none"> <li>a. Staff Report – Lance Ludwick</li> </ul>	<p>Prior to the staff report, Mr. Campbell asked Mr. Roberts if he still to move forward with the</p>

<p>b. Council Deliberation</p> <p>c. Council Decision</p>	<p>Agreement. The discussion moved forward. Mr. Ludwick gave a brief review of the staff report and development agreement.</p> <p>Discussion of the School District portion of the project.</p> <p>Councilor Niegel, seconded by Councilor Glidewell, to approve the development and reimbursement agreement between the City of Stayton and RJR Properties Co.</p> <p><u>Council Discussion</u> Brief discussion of the sidewalk width requirement.</p> <p><b>Motion passed 4:0.</b></p>
<p><b>Staff / Commission Reports</b></p> <p><b>Dog Park Update</b></p> <p>a. Staff Report – Lance Ludwick</p>	<p>Mr. Ludwick provided an update on the proposed dog park. Council discussion of what the dog park will look like, parking, and how animal feces will be kept out of the ditch.</p>
<p><b>Presentations / Comments From the Public</b></p>	<p>None.</p>
<p><b>Business from the City Administrator</b></p>	<p>Chief Sebens gave a reminder of National Night Out on Tuesday, August 2<sup>nd</sup> in local Stayton Parks.</p>
<p><b>Business from the Mayor</b></p>	<p>Mayor Porter spoke about the noxious weed Tansy, which is in full bloom around the community.</p>
<p><b>Business from the Council</b></p>	<p>None.</p>
<p><b>Future Agenda Items – Monday, August 15, 2016</b></p> <p>a. Business Survey Results</p> <p>b. Monthly Staff Reports</p>	

APPROVED BY THE STAYTON CITY COUNCIL THIS 15<sup>TH</sup> DAY OF AUGUST 2016, BY A 5-0 VOTE OF THE STAYTON CITY COUNCIL.

Date: 8/15/16 By: Henry A. Porter  
Henry A. Porter, Mayor

Date: 8/15/16 Attest: [Signature]  
Keith D. Campbell, City Administrator

Date: 8/16/16 Transcribed by: Alissa Angelo  
Alissa Angelo, Deputy City Recorder

